

EDGEFIELD COUNTY COUNCIL

March 2, 2021

6:00 PM

County Council Chambers

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The Edgefield County Council held their special called meeting at 6:00 PM Tuesday, March 2, 2021. Notice of this meeting was provided to The Edgefield Advertiser and others as requested.

Members present

Scott Cooper, Chairman
Albert Talbert, Vice-Chairman
Dean Campbell, Councilman
Dr. Jacqueline Kennion, Councilwoman
Tiffani Ireland, Councilwoman

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Others present

Tommy Paradise, County Administrator
Andrew Marine, County Attorney
Dana Waters, Finance Director
Kevin Singletary, Planning Director
Taz Potts, Council Clerk and others as per list attached

Chairman Cooper called the meeting to order and Councilman Campbell gave the invocation. The Pledge of Allegiance to the flag was then recited.

APPROVAL OF AGENDA

Chairman Cooper made a motion to amend the agenda by placing the Item Number 1 under New Business to be moved under the guest speakers, if they needed to leave. seconded, by Councilman Campbell. Motion passed unanimously. Motion to approve the agenda as amended was made by Chairman Cooper, seconded by Councilman Campbell. Motion passed unanimously.

APPROVAL OF THE MINUTES

Motion to approve January 12, 2021 (Regular Meeting of Council) minutes was made by Vice Chairman Talbert and seconded by Councilwoman Kennion. Motion passed unanimously.

Motion to approve February 2, 2021 (Regular Meeting of Council) minutes was made by Vice Chairman Talbert and seconded by Councilwoman Ireland. Motion passed unanimously.

GUEST SPEAKERS

Chairman Cooper introduces our guest speaker, and asks Councilman Campbell to state his experiences with opportunity zones before the guest speaker begins. Councilman Campbell states that has spoken with Mr. Gilchrist about the Opportunity Zones. Councilman Campbell mentions the opportunity zone that was passed federally with Senator Tim Scott in which we have in Edgefield County and that we also have three incentive zones around the three towns that the County put in place about three years ago. There is constant conversation on how the opportunity zones can be promoted.

Mr. Stephen Gilchrist, President of the South Carolina African American Chamber of Commerce Spoke on the opportunities that all local governments should consider concerning opportunity zones. Mr. Gilchrist provided a brief history on the origin of opportunity zones which was a federal

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development community program which originated in 2017 by South Carolina Senator Tim Scott. The purpose of opportunity zones is to provide incentives for capital gains to be invested in struggling communities for tax credits. In having tax credits this will allow capital gains to invest in low income communities for work force development, affordable housing, building and the upgrading of infrastructure and the startup of new businesses. Mr. Gilchrist also states that Capital gains taxes are forgiven if any investments are made within the opportunity zones for ten years. Gilchrist also states that having these zones will allow County Governments to lease land and offer tax abatements to inspire development.

Presentation of Annual External Audit Report for Fiscal Year 2019-2020

The audit is being presented tonight by Grant Davis, Partner at Mauldin & Jenkins. Council does not need to approve the audit but should accept it as information.

1. Presentation of annual external audit report for FY 2019-2020.

Grant Davis, Mauldin & Jenkins, presented the annual external audit report for FY 2019-2020. He started by telling Council that Edgefield County received the CAFR award in 2020. He went by page to review several items:

Page 1 – Mr. Davis reported that on the Independent Auditor's Report it shows that Edgefield County received an unmodified opinion on these reports which means the county got the best results possible.

Page 4 - Mr. Davis said this compares 2018 and 2019 and how things have changed over time.

Page 12 – Mr. Davis said this is the Basic Financial Statements. He said this shows the county as a whole. He said this reports shows that there is \$8.5 million in cash, \$25 million in total assets (1/2 of these assets are capital), \$17.9 million in liabilities. He said that it is important to note that the \$17.9 million in liabilities includes \$14.2 million in State Pension. He said there is no concern over that number. Mr. Davis said there is \$7.3 million in equity.

Page 14- Mr. Davis said this is a Balance Sheet that shows major and non-major funds. He said he would be covering the General Fund since it is the most important. The General Fund has \$5 million in cash with \$341,000 current liabilities. He said the fund balance is \$6.3 million with \$4.5 million being unassigned.

Page 16 – Mr. Davis said the revenues show \$10 million with the expenditures showing \$9.9 million. He said this reflects an increase of \$0.5 million.

Page 55 – Mr. Davis said this is the budget schedule. He said the revenues that were projected totaled \$9.5 million but the actual collected were \$10.5 million.

Page 56 – Mr. Davis said this page reflects the expenditures. He said \$10.6 million was budgeted but the actual expenditures totaled \$10 million.

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Mr. Davis said pages 55 and 56 show that the County brought in more money than was anticipated and spent less money than was anticipated and both of those are great things for Edgefield County. He said these two things together resulted in an increase in the equity of the fund balance of half a million dollars.

Page 109/110 – Mr. Davis said there were no noted issues other than in two offices there needs to be a segregation of duties. He said the additional checks and balances would only protect the employees and Edgefield County. Mr. Davis wanted to be clear that there was no ill intent found but that the employees that receive the mail and or payments don't need to balance accounts without an additional employee checking behind them to be sure there are no mistakes. Mr. Davis said this particular instance is common in many counties but particularly in small counties. He said while it is common, they are required to note this in the audit.

Management Letter – Mr. Davis said there were three items in this letter that he wanted the cover.

1. Capital Assets – They recommend Edgefield County staff go through the list of capital assets and clean it up and add more detail regarding the assets.
2. Segregation of Duties – He said this is a reiteration from pages 109/110.
3. IT & Cybersecurity- He said that there are some recommendations that are further detail.

Councilman Campbell thanked Mr. Davis and said he had a question. Councilman Campbell stated that there's a timing issue, He states that we usually have the audit information during our December or January meeting. He asks why the audit is late this year. Grant stated that the audit began around the same time this year which was in October, the reason for the later time this year, was due to the other component that is connected to Edgefield County CAFR which was the Edgefield County Hospital. There was a significant transaction that occurred last year during the hospitals fiscal year. With the transition of the hospital change, it put their audit behind by thirteen months. The hospital was given until March to have all audit information completed. The CAFR can't be issued unless the other component is complete.

Motion was made by Councilman Campbell, seconded by Vice Chairman Talbert to accept the audit presentation. Motion passes unanimously.

COMMENTS FROM THE PUBLIC

This section allows persons to speak on items that are not on the agenda.

Chairman Cooper made a motion to suspend the ordinance that would mandate persons to speak the maximum of thirty minutes, to allow persons to speak for 5 minutes, giving all persons who would like to speak during this time. It was motioned by Chairman Cooper, seconded by Vice Chairman Talbert. Motion passes unanimously.

*****Note- All persons speaking in this section are part of the official minutes*****

Winston Boddie- My name is Winston Boddie. Thank you for allowing me to speak. I ask that my remarks be made part of the official minutes.

I'm here to support the proposed moratorium on residential development. I moved to Edgefield County over a decade ago purchased rural land and built a home. My goal was to leave behind the many problems of the suburbs, including traffic and

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Homeowners Associations. I willingly commute to work almost an hour each way every day. It's worth it to me in order to enjoy the rural atmosphere after I return home.

It was not until I read the petition currently circulating that I understood the significance of what was taking place. I'm a common example that official methods of spreading the Word has been insufficient. I spoke with several neighbors. None of them were aware of what was taking place. We are now gathering information on the matter, trying to familiarize ourselves with both the Comprehensive Plan that passed in 2019 and the proposed LMO. Of great concern to many of us are the potential conflicts of interest by members of our Planning Commission. In addition to the appearance of impropriety, it's likely that such potential conflict of interest could mire the County in lawsuits into the future.

The last-minute substitution of vague wording in the Comprehensive Plan is also of great concern. Such actions by our elected officials cast a pall of suspicion over motives by our county government. The last-minute change in wording appears to be designed to permit development that is unwanted by citizens. It's not an understatement to say citizens are shocked to this day there has been no correction taken with regard to the potential conflict of interest on the Planning Commission or to wording changes to the Comprehensive Plan. Both have inflicted a loss of confidence of citizens in our county leaders. Citizens have a much clearer understanding now of the weaknesses of the Comprehensive Plan and the danger to our rural lifestyle posed by the draft LMO. The LMO should be designed to serve residents not to restrict us in our pursuit of a rural lifestyle. Pausing the process would allow more citizens to be brought up to speed on the importance of these development plans. We need a moratorium on residential development while both of these documents are reviewed closely by a larger body of residents to confirm that they meet the approval of a representative number of citizens. Thank you.

Charles Kemp-Edgefield County Council Meeting, March 2, 2021

Statement by Charles Kemp

My input involves three parts: First, a message to citizens of Edgefield County. Second, comments to the County Council. Finally, a proposed moratorium on residential development while we review and debate changes to our current planning documents. I request inclusion of these remarks in the official minutes. To Edgefield County citizens. I have generally been aware of planning and zoning issues but, like many of you, had not been actively involved in learning details until the recent public meeting at Sweetwater Baptist Church. In that short time, I have been speaking with many people and my position is based on a fluid situation as new information presents itself daily. Others have provided me with some additional perspectives on what is happening right now and my words reflect those of like-minded individuals who desire to retain the rural nature of our county and not be subjected to the excessive restrictions outlined in the draft LMO. We don't agree on everything, yet we remain respectful of the differing opinions of others. First, we want to thank the community leaders who have worked tirelessly to bring the problems of this draft LMO to the attention of all residents. Without you, most of us would have remained largely unaware of the implications of what is taking place. You have achieved results by being both informative and persuasive. Thank you. With regard to current events, development is a fact of life. Change is coming and no can one stop it. There will always be developers and there will always be ordinary citizens on opposing sides. We must remember that there are opportunities for us, too.

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Citizens with home businesses will have more customers and small property owners will benefit when land values rise and property is sold. Still, for most of us the prevailing concern is to hold onto a way of life in a changing environment. But change is coming. Therefore, our goal now can't be to stop change. That isn't possible. We, the citizens, have reached a crossroads of sorts, when strategy and presentation of our position matters most if we are to influence events to defend our own interests. Just as no one can force us to accept their viewpoints, we cannot force others to adopt ours. We must persuade them with facts and ideas. We can't simply demand development be halted. We must identify amongst ourselves the compromises we think we can live with and still preserve our freedoms and our rural lifestyles. We need to do the work necessary to formally propose an alternative scenario to what is currently planned. How many of you would gather together 10 neighbors to brainstorm on compromise ordinances? For example, those of you who want family-use livestock, what would be a good compromise for a low-density, residential neighborhood where livestock are kept for home use? Would you think it reasonable for your neighbor to keep 12 chickens, 2 horses, 2 goats, one cow, 2 pigs, etc.? As for the way grandfathering is addressed in the LMO, how would you propose it be worded to best protect current residents? How do you envision life in a different, more developed county? As a community, let us recommend changes we might accept. But that does not mean we should relent in our opposition to the LMO in its current form. Most importantly, challenging the sections of the LMO and even addressing South Carolina state regulations that remove or weaken citizen control over future development must remain a priority. Any text that gives exemptions and special rights to developers to circumvent stated and approved land use plans must be fought vigorously. South Carolina state-level regulations as well as these county draft regulations would be used to remove power from the hands of citizens and place it in the hands of developers and county officials. 2 We would encourage citizens to play a role in the format of the currently-planned, small-group community meetings and use them to focus on a detailed -- even line-by-line -- review of points of concern within the LMO's Primary Use Table and Accessory Use Table. These are the sections of the LMO most impactful on current residents. Identify the ordinances that are most intrusive in your lives. Prepare your questions in advance, share them and coordinate with other individuals. Identify topics to focus on for each of the individual meetings. After the meetings, compare your information and work as a team to provide positive, meaningful feedback to citizens and to the County Commissioners. Record or take careful notes within the meetings so that others may learn along with you and are able to refer back to the answers you received. Always jot down ideas about what alternative language you would prefer to see in the LMO and Comprehensive Plan. For those new to this topic like myself, I would like to clarify something. There are two major documents involved in our development future. The first is the Comprehensive Plan, which inventories the county's assets and resources like businesses, agricultural production, population demographics, hospitals, historical monuments, and so forth. The Plan was passed in 2019 and is very thorough, but not complete. A complete Plan should also offer a clear vision of where citizens believe the county should be headed in the future. It should embody the feelings that were expressed at our last public meeting. Personally, I don't think our Comprehensive Plan paints a picture of our desire to maintain a rural character or describes steps to retain that quality. In that regard, the Comprehensive Plan has failed. And we believe that is why citizens are unhappy with this second document, the draft LMO. The draft LMO is the rulebook for achieving the ideas in the Comprehensive Plan. Since, in our opinion, the Comprehensive Plan does not emphasize citizens' desire to preserve a rural character, it is no surprise that the LMO does not emphasize that and, instead, takes us down a cookie-cutter development path. To the County Council, I would like to highlight the following points: 1. Neither the Comprehensive Plan nor the draft

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LMO fully satisfy the needs of current residents of Edgefield County. 2. Despite honest efforts, citizens remain uninformed of the significance of the contents of the Comprehensive Plan and the LMO. 3. More time is needed to rectify these deficiencies. A moratorium on residential development is needed in the absence of development policy upon which citizens and officials generally agree. Our community faces the challenge of an impending era of growth and development and we have entrusted the County Council and the Planning Commission with the responsibility of guiding us. You have invested a great deal of time and effort for the betterment of our community and citizens are thankful for the foundation you have provided as we move forward. As with many large and impactful projects, actually seeing the physical foundation, in the form of this LMO, has raised new questions and concerns. There is an awareness of issues that were not evident in the early planning stages. As is often the case, the result doesn't match what the customer thought they were getting. In real life, this happens so often that we have coined the expression: "Back to the drawing board!" Such concerns and anticipated changes confirm that we are in the early stages of the LMO's review, requiring a renewed citizen investigation of the impact of changes, and not at the end-stage of the process. 3 In a memo to citizens from The Edgefield County Council, dated February 17, 2021, posted online, you wrote that you wished "to protect our rural areas and natural resources from inappropriate development or uses. We do not want to interfere with family farms, entrepreneurial ventures, quiet enjoyment of your property, and such." This LMO, as written, fails to honor that objective. Citizens are now beginning to understand the serious infringement on our rural lifestyle which this LMO represents. Residents are not willing to accept such restrictions. As written, grandfather clauses offer too many loopholes which put current property owners under the LMO's authority. This LMO does not serve citizens. We believe that some on the Council and on the Planning Commission have realized that this draft LMO may not be suitable for Edgefield County. Our belief stems from that same February 17 memo which indicated that "Planning Commissioners and County Council Members also have serious concerns with the draft LMO / zoning map as it has been provided to us. We desire to make productive changes to ensure the best possible result." Citizens of Edgefield County appreciate that the County Council has followed all laws regarding the advertising of meetings and has made efforts to inform citizens of changes to the Comprehensive Plan and the LMO. Three large signs and a series of advertisements may be a traditional, legal minimum, yet they were insufficient to reach enough residents. Posting of notices on the county's website helped reach additional numbers of citizens, but the lack of internet access in our most rural areas means many were not informed. Citizens applaud the position taken by the Council to delay implementation of the LMO because of COVID. However, we see that COVID continues to hinder citizen involvement. Recently, residents were turned away at the door to a county meeting and that has caused negative feelings. Attempts to address the problem by holding smaller gatherings is now being met with great suspicion. Meeting the minimum legal requirements for notification should not be the standard to which our county aspires. We are glad to see your acknowledgement that such methods have been insufficient to adequately inform citizens. In the County Council's memo you stated, "We recognize that in spite of these efforts until recently many Edgefield County citizens weren't aware or informed about this process." More time and better communication are required for citizens to provide input so that this LMO serves the wishes of the community. Our county is fortunate to have a growing number of private citizens stepping up to inform our neighbors of this process, often one-by-one, and in-person. It is important that we recognize we are in the early phase of the approval process. Although we currently struggle with wording in the LMO, the document that needs to be reviewed first is the Edgefield County Comprehensive Plan which is the foundation of the LMO. It has been claimed that, at

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the time the Comprehensive Plan was written, citizens fully supported its wording. It may be there was little objection to what was in it but citizens clearly object to what was omitted from it: a strongly-stated vision concerning our lifestyle values and goals. In its final form, the Comprehensive Plan says little about future goals specific to this county's intangible rural character. There are no proposals which emphasize preserving or expanding the rural ambiance desired by citizens. By way of examples, we find no suggestions that planned residential developments should blend in with our current landscape, perhaps be constructed next to a neighborhood-use pine forest 4 with trails. There are no proposals that suggest allocating land for community gardens. We find no effort to encourage the keeping of personal-use domestic livestock or to maintain family mini-farms. Instead, our Comprehensive Plan served as the basis for an inappropriate LMO that is an extremely detailed zoning manual suitable for any suburb of any metropolis in any county of any state. Efforts at green space preservation through Planned Urban Developments (PUD) are, presumably, the manicured suburban model that is followed by communities in other parts of the country and is not intended to maintain a rural character. Additionally, the draft LMO opened our eyes to the significance of the Comprehensive Plan and tells us we should take a second, much closer look at the Plan. Only now do citizens understand the ramifications and deficiencies of the Comprehensive Plan. The Comprehensive Plan's value as a document designed to "protect the county from unwanted development" was further undermined following the last-minute and controversial changes made at the June 4, 2019 meeting of the County Council. In that meeting to determine acceptance or rejection of the Plan, wording was substituted which would serve to unleash what citizens would consider "unwanted development." At that meeting, two Councilmen, Mr. Biggs and Mr. Campbell, objected to the last minute changes, stating that there was no time to evaluate potential negative consequences. Despite this lack of investigation and possible negative impact on citizens, the document was passed. Why? The Comprehensive Plan and the draft LMO do, to some extent, offer protection from certain kinds of undesirable industry and unsightly land use, but have failed to represent the interests of Edgefield County as a whole. Arguably, from the perspective of ordinary citizens, it mainly serves the interests of developers and related parties while imposing strict regulations on private property owners. For the reasons stated above, we request a moratorium on all residential development in Edgefield County until these objections may be fully investigated and citizens may be assured that our viewpoints are being represented by county officials. Only after the Comprehensive Plan represents citizens' interests can the LMO be tailored to carry out that Plan. If citizens are not on board with both documents, and because of documented actions and statements by county officials, Edgefield County will remain vulnerable to costly and never-ending lawsuits that will hinder the original purpose for our efforts. Thank you.

Copies will be provided to the following: William Clyburn, SC State Representative, District 82 Jeff Duncan, U.S. Representative, District 3 Lindsay Graham, U.S. Senator William Hixon, SC Representative, District 83 Shane Massey, SC Senate, District 25 Tim Scott, U.S. Senator Alan Wilson, SC Attorney General

John Pettigrew- Thank for giving me the opportunity to speak tonight, and Thank you for giving everyone that signed up an opportunity to speak tonight. I come here in support of item six which is under the new business in regards to the ninety day moratorium. I support that moratorium. At a previous meeting I had spoken to Council about the reasons for needing a pause in developments in Edgefield County. I think it is a wise thing to consider, and I am glad that you have it on the agenda. I would like to offer several suggestions to possibly improve the language in the ordinance as it is

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proposed. I got the agenda on yesterday and looked over it and saw several things that I would like to suggest respectfully as ways to possibly improve the language of the ordinance. First of all, item eight of the ordinance "whereas said uncontrolled growth and development could overwhelm the transportation and drainage capacity of Edgefield County in a short and long term." I would suggest that you add in that whereas clause "could overwhelm schools, law enforcement, ems, and other infrastructure" and keep the remaining wording that is already there. Another suggestion would be in 2A which is titled Moratorium imposed. That section lays out the particular development that are proposed to be under the Ninety day moratorium, section 24-242-1A/1B of the Edgefield County Code. These are particular developments that are proposed to be under the 90-day Moratorium. In section 24 – 242 section 1A/1B of the Edgefield County code and those items are minor subdivisions and major subdivisions. In reading Edgefield County Code a minor subdivision is defined as one which does not involve the creation of more than 10 Lots or the creation of any new Street or Rd. A major subdivision is defined as any subdivision other than a minor subdivision. I would just say that I think that the main focus should be on the moratorium on major subdivisions. A minor subdivision could be someone owning 20 acres and they cut off two or three acres to sell to somebody or to give to a family member to build a house on in and that's a minor subdivision. I don't know if that's what we want to place a Moratorium on, I think it's the major subdivisions. And again, these are the ones that are not already in the pipeline that already that have not already been approved. I would also like to suggest in addition to this not applying to the minor subdivisions, I was suggest it also apply to multi-family Housing Developments. I would think that would be similar to a major subdivision but under this definition what just says major subdivision in the subdivision other than a minor subdivision I would think it might be good to add language of the moratorium to multi-family Housing Developments. Thirdly, I would like to suggest that the county contract with the upper Savannah Council of governments in Greenwood to assist with reviewing and revising the draft LMO during the moratorium period. The upper Savannah is work without County for many, many years. I know some of you sit on the board. They did our comprehensive plan 10 years ago, they did it 20 years ago they have done updates to our Comprehensive plan and they have Planners on staff to understand the r nature of Edgefield County and I believe that they would be very helpful in these upcoming discussions as we seek to try to revise review and improve the LMO that that's been proposed.

Finally, it has been suggested by few that we don't need a moratorium because we're not overrun with new development and we don't want turn off the spigot. Well we may not be today but there's a lot of new developments already in the pipeline and approved. Our schools, roads, law enforcement, EMS may or may not be overwhelmed right now, but the whole reason for a moratorium is to be proactive before we are overrun and it's too late to do anything about it. I asked you to pass this temporary pause to enhance the future of Edgefield County. Thank you very much.

George Thornton- My name is George Thornton, I live at 325 Log Creek Rd. in Edgefield County, I am a long-time resident and businessman and I'm committed to the long-term health and development of Edgefield County. I've listen to the debate with great increasing interest. I hear a lot of emotion, I hear a lot of passion and concern, I hear a lot of invective and personal attacks and I hear a lot of misinformation, and I would say to everyone with great respect that I hope that we can dignify the debate, and speak with facts and try to find the best solution for the county. I will share with you what I believe I know about our County, as I look at Edgefield where I have made a significant personal investment in businesses, in the last 2 years Edgefield has become a dying town center, and so has

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Johnston. In the last two years we've lost Bob's Café, we've lost Nona's, we've lost Crouch's Hardware, we've lost the Wells Fargo Bank, we've lost the General Store, and we have lost Clay Studio. I've been working for 6 years personally to try to restore the hotel. It's virtually impossible to get financing for the hotel if we can't demonstrate to hotel management companies, and to investors, and to lenders that there's a vibrant community that would attract tourism to the town. I am deeply concerned that we won't be able to turn this around. On the other hand, we all know the population is growing in this CSRA at a very rapid rate. There's no way to stop that. The pressures coming here, economic pressures pushing up land prices, whether or not we have zoning or a moratorium, people are going to sell their land, if people don't sell their land, their children will sell their land as prices increase. Without proper zoning without thoughtful intelligent future thinking that allows planning in a way we can anticipate the public utility and service cost to accommodate that growth, I think we're going to have a long term disaster on our hands. I think this debate is really about the future of the community 50 years out and I think we need green spaces, we need thoughtful management from an environmental standpoint, and we need to ensure that we have a quality of life for people from all social economic groups not just people that can afford 10 acre mini farms. I'd encourage everybody to take a deep breath, work together, use the democratic process, and come up with a good long-term solution that meets the needs not only of ourselves but our children our grandchildren. People inevitably are going to come to the community and I would add to that, that we need them to come because we don't have enough labor right now in the community to support small businesses, having said all that I am in favor of a pause. I don't like the word moratorium but if we are not careful and we don't pass an LMO gives good structure and understandable rules and regulations for builders they're not going to come here because they can't take the risk to justify the investment. So I support the pause while we come together in a community but in a much bRd.er way to support all the publics that are involved here. Thank you for your time.

Jeff Hughes- Jeff Hughes Council Thank you for the service. Its' not easy being a public servant. You can't please everybody, but I thank you for your time and your efforts. Jeff Hughes 1871 Highway 23 West Edgefield lifelong residents. My entire life here in Edgefield. So I come and actually in opposition to the moratorium. I would like to see us move forward. I think people come to Edgefield for a reason, I think they see opportunity here, I think they see the availability and some sense of some new housing and opportunities to live in Edgefield is a beautiful thing. I do support a lot of what I've already heard today, my fellow citizens have made some good comments and like them, I do care about the future of Edgefield with what it can be, and also I recognized some of the new subdivisions that are being built like Mr. Blackston builds very nice subdivisions. I would like to see Edgefield County continue to have places for people to live in Edgefield. I do not believe that we going to have Edgefield as a whole big Columbia County, Georgia. We don't have the infrastructure. It is impossible to put all that out on the West Side, North Side, East Side, and West Side. I think that will follow the corridor 25 going south where we're seeing a lot of that development right now, that's what infrastructures in place with sewage and water and other things. These developers spend a tremendous amount of money and they put a lot of that infrastructure in and turn it over to our County to maintain. So I think we ought to appreciate what they do. I think this meeting tonight on to be about Generac, and what Generac is going to do for Edgefield County and I think the meeting should be about how much more can we support Generac and their needs what they want from Edgefield County. Thank you or kudos to whoever got that moving forward that we get them here. Edgefield County in a long time, Like Mr. Thornton said usually it's the next place that closes doors. I looked at a calendar back in Mr. Wash's' old station and almost

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everybody's gone that used to be here. So there is a need in Edgefield County, I believe to provide housing I don't believe these developers could build a house if it couldn't be sold. You ride through these developments almost every one of them are sold, presold, are already got a car in the front yard. That's exciting to me that tells me people love Edgefield and want to live in Edgefield but we need to do is get businesses on the lower end of Edgefield where they can spend their money and Edgefield in tax revenue supports Edgefield County and makes this a great place to live. Thank you.

Michael Neely-I live on 115 Sable Lane Trenton. I want to echo on what the first guy said. I learned about this moratorium about 3 hours ago so I don't have a prepared statement, but I'll tell you my position. I agree with the two gentlemen that spoke earlier about the LMO and needing to take a closer look at it because lot of people don't understand a lot of that information. The one thing about that I don't agree with this moratorium on the minor subdivisions. I'm in active process of subdividing my property how I learned about this was called planning and development today and that's how I found out. I could be on hold for up to 90 days so 90 days is a pretty big impact to a guy like me. It's a small piece of property, we don't plan on dividing anything less than 5 Acres. It's not more than a 10 lot subdivision. So we fall underneath a minor subdivision I just like you to consider the financial impact that you would do to me and I'm sure that I'm not the only one out there by deciding tonight that we can no longer move forward. Other than that, I understand what these folks are saying and I agree with everything they did say.

Willie Bright- I just don't know how we got to this point, just to be frank. I believe that I was the Chairman when we put the first one in. We paid \$20,000 to get it done and now we've paid \$180,000 to get this. I don't know. John Pettigrew is a lawyer and I believe he can read it, I don't know and I can't read it. I went to school until March in the third grade so I don't know, but I just don't see how we got here. Its 372 pages long. The COG was setup to do this, and we go to Atlanta to have this done.

Jimmy Winn-I talked to Council Talbert on several occasions. Mr. Talbert, do you remember when we were at the Northside Fire Department when you all first stated this zoning? And you said don't throw you under the bus? You were there, you were part of it. I live on Winn Way the Northside of Edgefield. I am one of the few that we have here tonight. I'm in total disagreement with all you all change the name from zoning to LMO, and I know why. It's just to confuse people. That's basically to me, all that you have done. I want to thank Mr. Campbell for his prayer. If any of you all was listening to his prayer tonight, what did he pray about? Wisdom and Freedom. That's what we want freedom. We don't want to be told what to do on our own property we have enough government bureaucracy going on now. And it's time to stop. Leave the zoning to the developers, let them one the properties or whatever. That's all I have to say.

Joel Hudson- Here's what I got to say about it. Why do we have 376 pages? Is there a particular reason? Has anybody here read all 376 pages? We need a moratorium for all the people in this County to have a chance to read that. I haven't read it all, but I received parts of it. But a lot people didn't even know about it, we got older people so moratoriums we need. We got older people that are scared to come out here and talk. Is there a timeline we've got to have this done? So we can put this off until next year if we need to, because of the COVID. I think earlier tonight the gentlemen was saying that the hospital was far behind because of COVID. Everything in the country is behind. Why do we have to do

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this in such a hurry? The longer we can take to get it right the more people a chance to see it the better it would be as far as the moratorium. I would like to say some other things later, but we need to take all these people into consideration.

Tracy Walsh- I live at 86 Cheves Creek Rd. I've lived there 30 years. We left North Augusta to get out here to the country for freedom, freedom of our property. Item number 5, I do want you all to vote yes for the moratorium, to pause this, hold off. I do agree with the gentleman that said this shouldn't affect the minor development of their private property. And then also item number 7 I am asking you all too please vote to return the comprehensive plan language back to the original language that it was, when it was changed in the third reading.

Sam Crouch- Thank you for having me and giving me the opportunity to speak. I agree with everything George Thornton said, John Pettigrew except that conclusion I was one of the businesses that closed in town that George talked about. I ran the hardware store for 40 years, anybody in business knows that if you're not growing, you're dying. Edgefield has been stagnant for decades. We have known for 20 or more years that we're going to grow. We've been waiting on this to come. I don't understand the surprise that we actually growing, that's a good thing. I would think it's a good thing. We had zoning. We started planning and zoning over 20 years ago to get ready for all of this. But in today's world, we have great news about Generac. 800-900 employees by the end of the next year. We don't have a job force in Edgefield to handle that. Will Williams has been talking about that for several years that I know of. You got companies that are already struggling to get employees. Milliken in Johnston keeps a hiring sign up all the time. Menards is having some trouble with that too. We missed a golden opportunity when the federal prison came in, to hire some quality people, they hired some local people, all well and good. But the career professionals that came here to run it, were quality people with good paying jobs, but they had to go to Aiken or Augusta for good places to stay. We need a work force, we need people, we need rooftops, we need workers and I don't see I won't say anything about the LMO and the zoning. I know it is a work in progress, and it's got problems and it needs to be fixed. But I don't see where a moratorium on housing subdivision when we need them so bad, we need the people is going to serve any purpose. The last thing I will say is I've heard a couple of comments about the problems that the increase of population would bring about, problems with the schools. We haven't heard School District say anything about them seeing the problem with overcrowding. They haven't mentioned it. Having problems with traffic and roads, haven't heard DOT say anything about it. So I'm not sure if some of these complaints are critical or are big problem that was suggested they be. The last thing I'll say is things are going to change in Edgefield County, it's not going to stay the way it was a hundred years ago, when grandpa bought the farm. It's coming it's a matter of supply and demand, like George Thornton said. The economics of it is here, it's here now. There's a demand for those houses being built. There are not just being built and just sitting there, people are buying them and getting in. I think the moratorium will be unproductive, and I'm afraid it would send the wrong message to industrial developers telling them we want your plant to come here, but where are your people going to live? So let's not throw water on it, we should be standing on the gas. Thank you all for listening to me.

Rhonda Norwicki - I want to thank everyone for all the extra hours you all put in, I know you'll put a lot of extra hours this week I know that we're all very stressed out on both sides of it, and I want to let you know that it has not gone unnoticed. It is very much appreciated. I am not a public speaker, I

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apologize that I'm not as polished as Mr. Kemp and Mr. Thornton. I spent all day on this, literally all day. Agenda item 6 and I'm hoping that everyone will agree that we need to hit the pause button on the 90day moratorium. I would like to suggest that we include solar into the moratorium. Because I see it's a great threat to our environment. Agenda item 7 I agree and hope that County Council also see the need to notify Voters of the LMO and we suggest we stop hiding behind the term LMO and call it zoning, so the people can see what's about to happen. I wish this was done a year ago. It could have been mailed out with our personal property tax bills I would also like to propose since Governor McMaster have lifted the gathering ban that we have a proper public hearing a redo of February 11th meeting where everyone is invited and everyone is notified in a location large enough to accommodate us all this announcement of time and place could be done in conjunction with the mail out so it wouldn't cost much this would also make this my small private District sessions obsolete and unnecessary. On agenda item eight, I really believe we need to change the wording back I read through the minutes, I saw how it transpired I would suggest everybody else reads minutes and see how Ford took the density off the maps and he said Maps only he clearly said it would remain in the text. In the very next paragraph the motion was made by Chairman Cooper to change the language. County Councilman Campbell I saw where you ask Mr. Ford how this might affect the county? Mr. Ford stated no lot size would be determined. Mr. Ford also stated these changes would water down the recommendations of Robert and Company. Campbell also stated this would remove guidance from the Planning Commission and could lead to issues for the citizens and the Planning Commission in that meeting minutes Some of the Council express the displeasure of the change, to an outsider such as myself it looks like a fox is in the Henhouse just sneaking such a huge amendment into the third reading. I realize there's some question as to if this amendment directly correlates to the approval of Tavern Hill, Windsor and Anniston Point? So I referenced the minutes of 12/3/2019 Section 3 where Councilman Campbell referenced Tavern Hill and a comp plan changes. He said due to that change Tavern Hill will be allowed to have a higher density than if the changes had not been made on the third reading of the comp plan. And I referenced to the meeting minutes 1/07/2021 if asked if the wording had not changed on the comp plan at the third reading, would Tavern Hill be proposed? Todd Brown said no, not faced off of returns and things of that nature. So it appears that our County Council is being directed by the developers goals and wishes and not the citizens to vote for them. County Council your votes today will show US citizens of Edgefield County exactly who you're working for. Thank you.

Mr. Eric Thompson- My name is Eric Thompson. I live in Summerlake Subdivision in Merriweather area. After listening to some of the presentations I have to tell you I agree with a lot of the points that have been made here concerning the moratorium ordinance. I'm here to speak tonight in opposition to the ordinance which replace moratorium on development in Edgefield County, although that's strictly residential development or subdivision lots as I understand that. In the interest of transparency, let me say that for the record, I own land in Edgefield County my wife and I are own about 3 acres on that lot in that subdivision. We have lived on it for about 22 years and have absolutely no plans take that huge tract of land and we own and develop it. So I have no conflicts of interest in. Some of my remarks may be constructed in favor of this ordinance. Actually I oppose the moratorium, because in my opinion it sends the wrong message. A message of no growth. I don't think it's your intent, or anyone else's intent here to have Edgefield County known as a no-growth County. That is not a good message to send. I hope that is not the case because growth is already happening. It's already upon us. Why did Verizon decide to build a cell tower in Meriwether? Why is AT&T currently running a cable up Martintown

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Rd.? A fiber optic cable, and in the process cutting a lot of telephone lines including mine. Why is the South Carolina Department of Transportation spending hundreds of thousands of dollars along with the federal government to widen Highway 25? Why? It is because Edgefield County is booming. I'm not sure if we can keep up. As we should be trying to do. The goal is to stay ahead of this growth in the management of such a way the positives greatly outweigh the negatives. The Land Management ordinance called the LMO, if haven't seen it consists of 370 pages. A great deal of that however, is already a part of the County Ordinances that are already in place. There are sections of the draft Land Management ordinance which by the way, someone mentioned while ago, the idea is zoning, the LMO as we know is combinations not only the zoning ordinance but the subdivision regulations. The past feelings I've had with those type things, I have written them, etc. they have been two separate documents. And I think you might want to rethink putting all of that together because it is difficult to understand, At this point the LMO is in draft form, hasn't been adopted and requires some pretty heavy reading, if you want to get into it to try to understand it. There are sections of the draft of the LMO has created concern and controversy and therefore needs further review. I would urge citizens who have questions regarding the whys and how's of the LMO to contact the building and planning department. Speak to the people there who really know what it means, what that means, rather than taking maybe their best friend or neighbor or someone getting their formation there which may be slanted, one way or another or opinionated. In conclusion, I propose the idea of a moratorium is to slow this train down, until we could get all the tracts laid, I can understand the logic however, as I said before it says in my opinion sends the wrong message. That is the only objection I have to the ordinance tonight, it sends the wrong message in my opinion. Someone once smarter than I once said; we morals are here for only a relatively short time. Land is here forever. Let's take good care of it during our watch. Thank you for allowing me to speak.

Joyce Oliver- Thanks for listening to me. I live at 693 Currytown Rd. and my biggest concern and I you know I love these people here I love what we have the diversity there is a great group of citizens in this County. I'm really worried about the loss of trust that is happening. People are losing trust in our elected officials, our government officials, some of them appointed I mean it's not a healthy situation for you guys and it's a horrible situation for us so that needs to be changed. As I see it, I try to look at things like where did the problem start, and what could we do about it? There's two things I think that started this whole situation. the first one was people started analyzing what's in that 376 Pages, you know what I was shocked to find out that I'm going to be told I can only have one flag pole on my property. I have 30 Acres, that's ridiculous. And then I was shocked to find out that the county, certain parts of the county, if you can only paint your fences a certain color, that's got to go. With all that said, I feel like we can work on all that stuff. The other problem happened when the comprehensive plan language was changed, because it was after the second public reading and that has just been a thorn and everybody's side so with all that said you know with everything I've seen in the comprehensive plan and everything I've seen in the LMO, I now want to talk just briefly about something that I saw, it was on page 342 of the 376 pages, I looked just before I came, and somebody's done a lot of work or you all been hacked because it's down to 37 Pages now. No. there are 70 pages now. On page 37 though there's something that's called the market-based incentives. If you look at those, the developers are going to get density bonus there actually given bonuses for high-density housing, and the language in the change of the comprehensive plan for the whole purpose of that are the whole consequence of it, was the fact that it allows high-density housing to go in a lot of the county. I'm not against progress, I agree we need

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housing, we need places for new workers to come and live and there are places that high-density might be appropriate, but there's a whole lot more places in this County that it's not appropriate, and so that bothered me. The relax zone regulations. So I can live in a highly zoned areas, and the way these market these incentives are written, they are going to let a developer come in and they don't have to live up to the standards that I live up to, and they can reduce all those standards, that's not acceptable. And then the third one that got under my crawl, was that there's going to be reduced or waived fee including the cost of sewer line. So where developers I guess in the past has been responsible for helping cover some of those cost, that's all going to go on me and them the taxpayers. So that's got to be looked at. Fast-track permitting and design flexibility are the other things. The reason I bring this part of it up so that the people could know about it. But it looks like the developers are going to have more rights than me as a private property owner in taxpayer and that's not good. All the problems are laid out, now what do we do about it? First, I think it would be good if we had an explanation for why the language was changed. Maybe there's a reason I don't know about, I would like to know that because the consequences I stated was paving the way for high-density housing. Second, let's change the language back. I mean can we do that? Let's fix it back like it was. Let's see what impact that has going forward and redoing this whole thing. And if a good reason can be given why it shouldn't be changed back I'd like to hear it, but please do not let that reason be is for my protection or their protection. Third, consider the moratorium for 90 days on large developments. Maybe a moratorium could be something for you take out the minor sub-developments, and you know leave it for the larger, maybe it could be for the sewer system, maybe more things can happen but you know one of the big problems we've had, it is so much land that it can't be perked. With saying that about the moratorium, land development is not my area of expertise, if you had an infectious disease I could help you. But I certainly understand the consequences of what happens when a society lose his faith and trust in their leadership and that's not healthy, so let's fix that. This group, this whole county is comprised of people from so many different socio-economic and skill sets and that's what makes us, it's a beautiful example of what America is supposed to be. So I think we all have one thing in common we love our freedom, we love our private property rights and we love as you said the buzzword, transparency in government, so I asked that we get back to that, and thank you for your time.

David Thompson- I'm representing Blue Sky properties, and my two sons wish to live in Edgefield County at 341 Key Rd. and in the near future I'm going to be a resident of Edgefield County, but we'll see what the future brings. I am opposed to the moratorium, because I believe that Edgefield County is moving we're moving in a good direction and I don't want that to be stifled or stop because we have a lot of large companies I believe looking at Edgefield County and if they see instability in the operation of Edgefield County they won't come in. and we need the jobs and with the jobs comes rooftops. So I think overall I don't want to see the moratorium. Personally our company, it may not affect us. A lot of times when moratoriums are issued, they are extended, and then extended, and then extended. Well that would be a disaster to Edgefield County, because of the jobs that a development brings in. Personally our company, the majority of the people that work for us or your neighbors. So I appreciate the time, I do want to say a minute about the zoning, our company we're all for zoning. As a business, I would love to be able to look at a piece of land, or I know I can do that, and then I can go in and do that. I have the right and I have the buy-in for the county and the people in the county. Thank you very much for your time.

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David Hare- I live on Old Chappell's Ferry in Johnston. I believe there should be a moratorium, is like a Train wreck with a freight train, particularly down in your area of the county. I don't think that the way it has been done has been in a smart way, Like Ms. Oliver was talking here, it seems like a lot of these properties are not going to perk very well. I've been seeing drainage issues on the internet and properties like this, that's my opinion on that. As far as the mailing for the folks, I think you all spent \$90,000 on some tombstones around the county. I think whatever it takes to get people informed about this thing needs to be done, I don't like the cost of \$25,000 to do it, but I think that it needs to be done. And as far as the changing of the wording of the comprehensive plan, first off I don't understand why we seem to have paid this company \$90,000 for comprehensive plan that we're not going to use, I may be uninformed, but it sounds like this zoning thing, why in the world we have to do that if, we have a comprehensive plan, that it gives the directions for the county? and it sounds like a comprehensive plan the wording there, I'm not going to say anything disparaging about you on purpose, but it sounds like that was a very sneaky way to do things certainly gives him the appearance of impropriety, like someone mentioned earlier. County Officials are supposed to be Representatives of the people not the politicians. It doesn't sound like the representatives are working for the people. That's all I got to say. Thank you.

Matt Anderson- My name is Matt Anderson, I have live in Edgefield for about 20 years. My address is 8 Country Way. I'm also realtor in the area. One thing that I have seen first-hand in Edgefield County especially, when we sold a tract of land on Gregory Lake Rd. 5 or 6 years ago, people seem to think that just because they see development coming in, that that their way of life is going to change. There's the big bad man coming to steal up all their farmland and stop horses and people from having goats and stuff like that. I was actually one of the ones who went to North Augusta and we literally had to beg North Augusta to annex that property in for the owner who we're trying to help out, which were actually three owners of the property, who were Edgefield County residents to be able to sell that property, they were of age and they had to sell that property. In a knee jerk reaction a lot of misguided thought processes, and people wanting to stop development in Edgefield County completely because of a couple neighborhoods. And I understand and I am completely against the LMO stuff 100%. If somebody tells my wife she can't have another goat on the property, and I wish to God that they would, she's going to flip out. I don't want anybody telling me what I can and can't do on my property. Not one bit. I won't stand for it, and a lot of other people won't either.

But the same thing that most of the people in the room, they feel the same way, they don't want anyone telling them what they can do on their property, but at the same time from what I see tonight, it seems that people are coming against people who either developers who have bought that property to develop or whatever, they're using that same logic and trying to stop somebody from developing something. I think that's wrong. You're wanting something but you're also wanting somebody else to stop what they legally in rightfully are able to do and that's wrong. So I'm against the moratorium 100%.

Chairman Cooper commented the following: These are tough issues these are difficult issues that we're facing and communication is important, and communication is not easy, written commercial communication, verbal communication, public speaking is hard, so I appreciate each And everyone of you coming out and we are working to listen and help educate ourselves as well as you in the process that we've been through.

Motioned by Chairman Cooper that we take a quick 5-minute break for those that might need to use the restroom, seconded by Councilwoman Ireland. Motion passed unanimously.

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REPORTS

Monthly reports for December 2020

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Agenda/Minutes of the following meetings:

None

I. CONSENT AGENDA- None.

Consent Agenda Ends Here

II. PUBLIC HEARING

1. Ordinance Number 20-21-778, "An Ordinance to Stay a Contingent Deed Reversion to the County For Twenty-Four Months"

On October 2, 2018, Council passed on third reading to sell the Old Manor House property on Hwy 25 N to Christy Culbreath for \$34,350. One of the stipulations of the sale was that an assisted living facility would be opened on the site within two years of closing. The property closed on January 15, 2019 and is scheduled to revert to Edgefield County by a deed restriction on January 15, 2021. As of today, construction has not begun on the project and a building permit has not been submitted to Building and Planning for approval. Ms. Culbreath, now Christie C. Dickerson, has written requesting an extension of the two-year reversion clause. Ms. Dickerson stated that necessary state approvals were delayed by Covid-19. EC's Building Official has confirmed that he has been in contact with Ms. Dickerson's architect and they have received approval from DHEC of the plans.

Mr. Paradise stated that there are no changes, it's the same as last month.

III. OLD BUSINESS

1. Consideration of Approval of Third Reading of Ordinance Number 20-21-778, "An Ordinance to Stay a Contingent Deed Reversion to the County For Twenty-Four Months"
On October 2, 2018, Council passed on third reading to sell the Old Manor House property on Hwy 25 N to Christy Culbreath for \$34,350. One of the stipulations of the sale was that an assisted living facility would be opened on the site within two years of closing. The property closed on January 15, 2019 and is scheduled to revert to Edgefield County by a deed restriction on January 15, 2021. As of today, construction has not begun on the project and a building permit has not been submitted to Building and Planning for approval. Ms. Culbreath, now Christie C. Dickerson, has written requesting an extension of the two-year reversion clause. Ms. Dickerson stated that necessary state approvals were delayed by Covid-19. EC's Building Official has confirmed that he has been in contact with Ms. Dickerson's architect and they have received approval from DHEC of the plans.
(Exhibit I)

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Mr. Paradise stated that there are no changes since last month. Motioned by Councilman Campbell, seconded by Vice-Chairman Talbert. Motion passes unanimously.

2. Consideration of Approval of Second Reading Ordinance Number 20-21-779 "An Ordinance to Rezone Certain Previously Zoned Industrial Development (ID) Property Located at 35 Rabbit Trail, Edgefield to be Zoned General Agricultural Development (GD)"

The owner of 35 Rabbit Trail has requested that the property be rezoned from ID to GD which will allow retail sales on this 5.8-acre parcel. The request complies with the Comprehensive Plan. The Planning Commission voted unanimously to recommend approval of the application.

(Exhibit II)

Mr. Paradise stated that there are no changes.

Motioned by Vice Chairman Talbert, seconded by Councilwoman Ireland. Motion passes unanimously. The owner of the property, thanked Council for approval of second reading.

3. Consideration of Approval of Entering in a Contract for Medical Control Officer Services from Augusta University.

Staff is recommending that Edgefield County obtain a physician that is Board Certified in Emergency Medicine to provide the services as the Medical Control Officer for the County EMS. Augusta University provides the Level I trauma center in the area and operates an emergency physician response vehicle that will be available to Edgefield County EMS under this agreement.

Dr. Todd Burgbacher, DO will be the assigned physician. Dr. Burgbacher serves as Assistant Medical Director of Augusta University EMS Fellowship, Assistant Professor Medical College of Georgia Department of Emergency Medicine, Medical Director of Augusta University Paramedic Program, former Medical Director of Air Med helicopter EMS (no longer in service) and one of Augusta University EMS field physicians. Dr. Burgbacher received his undergraduate degree from The University of Florida and his medical degree from Nova Southeastern University College of Osteopathic Medicine. He completed his emergency medicine training at Medical College of Georgia (now Augusta University) and an EMS Fellowship at University of Texas Health Science Center San Antonio. Dr. Burgbacher serves as Assistant Medical Director of Gold Cross EMS and Medical Director of Aiken County EMS. Dr. Burgbacher has also been instrumental in starting Augusta University's Physician Response Vehicle and provides on-scene medical direction and patient care. Dr. Burgbacher is also responsible for Augusta University Emergency Medicine resident rotation during their EMS month.

(Exhibit III)

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Mr. Paradise stated that this was continued since last month, there was not any direction given the staff other than it was continued. So it was placed on the agenda the same as it was last month. Mr. Paradise states that in his discussions with a council member or maybe some other people that they may want this gentleman instead, or they may want another one, whichever person that is chosen, the staff would need to know, so that they can move forward in that direction, and they can negotiate a contract and have it back to you next month. Now if you want to go with him, staff has reviewed both applicants for both individuals and this is our recommendation for the position. Chairman Cooper asked Garret Lynn to come and answer questions concerning the applicants, before a motion was to be made. Councilwoman Ireland asked have you talked to the guy in Greenwood? Mr. Lynn stated that he did reach out to him, and stated that his name came by Dr. Logan in Greenwood, this was his recommendation. Garrett Lynn stated that there are several doctors there at Self, but Dr. Logan only recommended Washburn. Lynn stated that he spoke with M r. Washburn on the following day, and ask that he provide his CV, which is their resume' for doctors It's their lifes' work. Lynn stated that his CV was only a page and a half and that he was a new doctor with no med-control experience. Lynn stated that if he were to compare the two doctors together, Dr. Washburn is not there yet, he may be great as an assistant, or as a med-control somewhere later on in his career, he would be a good candidate for a med-controller. Lynn stated that he reached out to Washburn to see if has interested, but haven't heard back as of today,

Councilwoman Ireland asked, does he have ER or EM experience? Lynn stated that he is board eligible, and he has not tested for his ER or EM at this time. His tests are scheduled for this year. Councilwoman Ireland asked, what is the relationship between EMS and the ER as it stands right now? How would you classify the relationship with Edgefield County? Lynn stated that it has been a rocky relationship. He also stated that he has been with the service for ten years, he has seen positions come and go. Lynn also stated that he has been working diligently with DHEC to get a lot of clarification on things that you can or can't do or things that they can and can't do, which has been very helpful, but most of the Physicians and come and work here are not board certified emergency medicine.

Councilwoman Ireland stated that he still falls under that category as not board-certified so you would still be running into basically the same issue? Lynn stated that is correct. Councilman Campbell states that the issues with the ER since you have been here, that predates self. And self was not even here as a partner, during that time, so it's an ongoing issue. Councilman Campbell stated that Dr. Washburn is a young doctor, who is in the Self Memorial Group, has been a doctor for 5 years, and has been trained by Prisma Health in emergency medical services, by Palmetto Health as an emergency medicine chief resident, so his pedigree is all about emergency medicine and that is what he is practicing at this time, even though he doesn't have the experience of course of someone who is older , but I wanted to make sure that you know very well better than anybody we've got the partnership now with Self with their hospital which is working really well . And when looking at Self and what they've are doing, and Dr. Washburn is in that group with four other doctors who do the same work in five counties, Dr Bruce Cook which is at Self has been doing the medical control officer for McCormick County for 15 years, Saluda County for 5 years and then Dr. Logan has been the Greenwood County MCP for

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14 years and Dr. Richard Graham, all these guys are Self has been with Abbeville County MCP for 10 years and the Greg Givens has been MCP for Laurens County for 2 and 1/2 years The five counties that they service have MCP's from Self there must be a reason why. Councilman Campbell states that there's a cadre right there that Dr. Washburn could call on with at least 4 years of experience. Councilman Campbell stated that both doctors are good and that they are both qualified without question, but he didn't want to make it sound like this guy couldn't do the job. Lynn stated that if we go into a contract with him, he would specifically be with Doctor Washburn, and yes he may have access to that but he would be our primary contact, and that if you discuss that with Doctor Burbacher he's in with Dr. Philip Poole who has helped with a lot of the COVID advancements, we would be a part of that pedigree as well with their Physicians there. Lynn reiterated that this decision should not really be based off of where they're located, but the recommendation came solely by who was most qualified to do this that is was his whole purpose of this, is to get the most qualified person. Lynn stated that these two individuals, when I look at them and compare them, his recommendation is still for Dr. Burbacher. Vice Chairman stated Talbert stated that he is in agreement with Councilman Campbell. Vice Chairman also stated that he mentioned this in our last meeting, and now we have two people. So why this couldn't can be done the first time, so that we could have a choice? Vice Chairman Talbert stated that Self Regional come to bail Edgefield County Hospital out, and the residents of Edgefield are very appreciative. Vice Chairman Talbert states that had spoken with the Hospital Administrator Mr. Carlos Milares and he stated that he had someone in mind. But sometimes we overlook things with trying to find something that we want to fit for ourselves, but I am about treating everybody right. Chairman Cooper appreciated Garrett Lynn in his due diligence in making your recommendation. It was motioned by Councilwoman Ireland and seconded by Chairman Cooper. Motion failed (2-3 vote) Councilman Campbell, Vice Chairman Talbert, and Councilwoman Kennion opposed. Chairman Cooper stated that our present medical control officer's term will be expiring and that we need to have someone by next month. Chairman Cooper asked Council do we want to cast the net wider than the one individual that were looking at in the next 2 weeks or do we want to have this other gentleman on the agenda for next month? Councilwoman Kennion stated that she agreed with everything that Councilman said concerning Dr. Washburn. Even though he may have only two pages on his application and the other candidate may have six pages, I am for sticking with Washburn. Councilwoman Ireland stated that everyone besides you and I are going for the Self fellow so we should just go ahead and proceed. Chairman Cooper stated that we will put him on the agenda for April. Paradise stated that it is contingent with negotiating a contract, and that he will do everything in our power to make that happen.

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IV. NEW BUSINESS

1. Consideration of Approval of Resolution Number 20-21-1134, "Fair Housing Resolution."
The State of South Carolina enacted the South Carolina Fair Housing Law in 1989. This resolution recognizes April as Fair Housing Month. (Exhibit IV)

Mr. Paradise stated the April is Fair Housing Month and the COG has asked us to do this resolution, we will place the ad in the paper as far as meeting the fair housing laws and are cob grants in and those other requirements. Paradise stated that is actually a requirement in those regulations. Motioned by Vice Chairman Talbert, seconded by Councilman Campbell. Motion passed unanimously,

2. Consideration of Approval of Ordinance Number 20-11-1138, "An Ordinance Authorizing The Development of A Jointly Owned and Operated Industrial/Business park in Conjunction with Aiken County, such Industrial/Business Park to be Geographically Located in Aiken County and Established Pursuant to Sec. 4-1-170 of the Code of Laws of South Carolina, 1976, as amended; T Provide For a Written Agreement with Aiken County to Provide for the Expenses of the park, The percentage of Revenue Application, and the distribution of Fees In Lieu of Ad Valorem Taxation; and Other Matters Related Thereto.

This ordinance is to establish a multi-county industrial park (MCIP) with Aiken County. The park will be located in Aiken County. The agreement to create a multi-county park will allow for the industry in the park to receive certain incentives from the state and county. Edgefield County will receive 1% of the Fee in Lieu of Taxes This is a just a procedural function; it will not involve Edgefield County creating a new industrial park requiring investment on the part of Edgefield County.

Mr. Paradise stated that this is the typical multi-county agreement. Paradise stated that we are the non-host county and that we will receive 1% of the Fee-in Lieu and the industrial park will be located in Aiken County. Motion made by Councilwoman Ireland, seconded by Councilwoman Kennion. Motion passed unanimously.

3. Consideration of Approval of a Memorandum of Understand with the Town of Trenton to provide temporary office space for Generac Power Systems.

Generac Power Systems, Inc. needs to have temporary office space during the initial renovation of the office portion of their manufacturing facility. This will provide for the payment of utilities, internet, and other incidentals that may be necessary to provide temporary office facilities at no cost to the company. The Town of Trenton is donating the office space. This MOU formalizes the authorization by Council at the February meeting. The funds to pay this expense will come from the Industrial Park Special Revenue Contingency Account. (Exhibit VI)

Mr. Paradise stated that this formalizes the agreement with Trenton to use their offices in Trenton as temporary office space for Generac until the initial setup in the industrial complex is complete. Paradise stated that since the authorization at the last meeting there wasn't enough time to have the attorney to draft the document, but it has already been adopted by the Town of Trenton. Paradise stated that office supplies and internet have also been

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provided for them upon request to have in place by March 1st. Motioned by Vice-Chairman Talbert, seconded by Chairman Cooper. Councilman Campbell stated that we're doing this for Generac so that they can get going. Mr. Paradise stated that the money for the needs for Generac came from the industrial park contingency account.

4. Consideration of Approval Ordinance Number 20-21-780, "An Ordinance Adopting a Ninety Day Moratorium on the Acceptance of Applications for Land Use, Development, or Subdivision Concept Plans, and to Provide for an Immediate Effective Date"

This ordinance would prohibit Edgefield County from receiving any new plans for major or minor subdivisions for 90 days. The ordinance would not affect the issuance of building plans or final plat approval for subdivisions that have previously been approved by the Planning Commission.

(Exhibit VIII)

Mr. Paradise stated that the minor subdivisions will affect everyone in the County. Paradise stated that the other thing about a minor subdivision is that we have had a history in the county of developers coming in and developing 10 Lots along a Rd. Frontage, using that money to finance the development to go behind it. Paradise further stated that he along with DOT have worked hard to stop the curb cuts along a major road. County Attorney Marine provided a background as requested in preparing this moratorium. Marine stated that the draft was compiled from York County; South Carolina and also from some other moratorium ordinances in Georgia for some towns. Marine also stated that are not many moratoriums mentioned by state law in South Carolina and there are a very few court cases. The Supreme Court has not stated that you can have a moratorium but they have had rulings on moratoriums, but there are implications that they approve moratoriums but there is specific court case saying that you can have one. By drafting the moratorium is to make sure that there you're not subject to and Legal Challenge. The moratorium has a limited duration. We have this Moratorium for 90 days and a resolution, any further extension you will have to provide another ordinance. Marine further states that the county has to be very clear as to why we're having moratorium and then also that during this moratorium there's something going on. Just because of moratorium doesn't mean that we stopped doing anything and just wait till the end of the moratorium and say well let's discuss the LMO. The LMO needs to be discussed during the moratorium. This gives the Planning Commission and Council time to reflect on issues without having the issue permits. The moratorium that has been drafted, is restricting both major and minor subdivisions. I don't have an opinion over major vs. minor if you taken one out that really that's up to you that's fully within your discretion. Marine stated that he is concerned about the restriction of solar farms, high-density residential things, which are not part of the minor or major subdivisions that is dealing with minor and major development, which there is a separate definition for. Marine requested that if you have any interest in restricting those, that he would need more time to draft and make those changes. Marine stated that you just can't put anything in the ordinance that is not there because the planning commission have certain applications which are made for certain major and minor subdivisions and major developments.

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Chairman Cooper asked, a subdivision would include a subdivision of a parcel for commercial and Small Business Development as well right? Marine stated that it would be Land Development, which is defined as a subdivision is one which does not about the creation 10 more lots of creation of a new street or road. Marine also stated that a Minor Land Development is defined as any commercial industrial institution or other non residential land Development or land altering activity requiring permit from the county other than the subdivision or major land development.

Chairman Cooper asked if the words minor land development, is not in the ordinance, then someone could still subdivide for commercial? Marine answered yes, it would be considered as minor land development. Kevin Singletary stated that there are three types of subdivisions: major, minor and rural. Anything that is exceeding 5 acres in size it is considered a major subdivision, if someone wanted to subdivide out 2 acres, and put a corner store on it, it would be a minor subdivision. Singletary stated that if he were a developer this would be a minor subdivision with the purpose of commercial development and then once the plat is approved, then I would say that I am not doing this. Paradise stated that the land development would be the commercial industrial institutional non residential development plan, which would be like a site plan, where you build like a gas station. There will be three readings and a public hearing for the moratorium. Motioned by Councilwoman Ireland, seconded by Councilman Campbell. Councilman Campbell stated that it is important to take a pause and reset for just one small segment of our county's development which is subdivisions. Which it would not affect industry, commercial business, mom and pop business, which needs to be amended. Councilman Campbell asked that we take out minor subdivisions because it has an unintended consequence which affects everybody. Campbell stated that the most important thing that people worry about are large subdivisions. Campbell stated that this will give us time to get in sync with the comprehensive plan, get the LMO sharpened, get the public input and do this in the shortest time frame we can. Because if not there would be a legal problem if we keep stretching this out. Campbell' states that he thinks we can do all those things and get everybody's input and issues taken care of and then we lift it, so that no one's livelihood will be interrupted.

Councilwoman Ireland stated that someone said earlier that the goal is to stay ahead I think they are ahead. Development is way ahead of us, and that's the problem I think this is slowing us down so we can catch up. also I don't agree that this is sending the wrong message, I think this is telling the people that we are trying to get this right, we are trying to do this right that we want our County to have a certain look, a certain development style, and I think that's what wae're telling people, and thirdly, I think what it's telling people as we're listening to our constituents, we are hearing what they're saying and we are trying to represent them, that's what I got.

Chairman Cooper stated a couple of quick comments. I think we are listening to constituents and I think that's a good thing, I believe we've slowed the process down I think that's a good thing as it relates to zoning. I heard someone say they don't like the term LMO call it what it is. I also hear a lot of you say you can't tell me what I can do with my property with this ordinance, and that a lot of people requesting are actually mandating what their neighbor cannot do their property, so there's a conflict. And conflicts are good, conflicts happen The challenge is the economic hardship that it puts on an individual who may need to sell their land. Cooper stated

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that he was on the phone with a constituent today, whose husband just got diagnosed with kidney cancer, these things happen all the time and sometimes people's resources are land, they purchase land for medical emergencies, purchase land for retirement, you have people who are involved in 1031 exchanges and when a 1031 exchange takes place you have a limited time frame to do something. I think my concern with this I understand the intent, I think the intent is noble but I think it's taking a stand against someone else's property rights which is dangerous. In my opinion that's one reason why I'm opposed to a moratorium. The second thing is we know for a fact we have high-level Executives in Fortune 1000 companies looking at Edgefield for the first time probably in decades, and that's a good thing and what we don't know is how many others, who want to make investments and I know for a fact there are others and we'll send a closed for business signal to those and that's fine, we can do that, we can send them to one of 3000 other counties where they can do business in North Carolina or Georgia, but I think this ordinance will send that message. That's my two cents.

Councilwoman Ireland stated I don't think we're telling anyone they can't sell their land, we're just saying to the developers we're giving you three months to get your development stuff together. Chairman Cooper stated that we are taking away the market for the landowner, and that's his opinion.

Councilman Campbell asked and made the motion that we move to amend the ordinance, delete from the third line section 2a the letter in the phrase from "a / an" that would get rid of minor subdivisions. The intent of the amendment is to delete minor subdivisions. It was seconded by Councilwoman Ireland. Motion passes unanimously. Motion to approve ordinance as amended was made by Councilwoman Ireland and seconded by Councilwoman Kennion. Motion passed (4-1) Chairman Cooper opposed.

5. Consideration of Approval to Authorize the County Administrator to Mail Notice to Property Owners of Record to Provide Notice of the Consideration of the Land Management Ordinance; that the Notice will be Approved by the Council Chairman; and Further Authorize the Expenditure of Funds to Implement the Mailing

There has been discussion of mailing a notice to each property owner in the county.

This item would authorize the Administrator to mail a notice to each property owner with the notice drafted by the County Council Chairman. It also approves the expenditure of funds to provide for the mailing in the amount not to exceed \$25,000.00. It is anticipated that the County use the services of Q Public, which provides our property tax mailings.

(Exhibit IX)

Mr. Paradise stated that there was not a cost estimate until the postcard was made for mail out. By mailing out a postcard it will help reduce the cost of the mailing to every property owner in the county. Mr. Paradise stated that the postcards that are going to be mailed will not go out to every citizen; it is going to the property owner who has the property that is affected by the LMO. When we drafted the agenda and put this together at last-minute and we didn't have the bid back from the mail service. The bid came back as \$12,075 for the mailings. This would be paid for by the county council contingency fund. The cards are already designed; the one question that I have as and it concerns me is implementation. If

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Council were to pass it tonight, and we pull the trigger tomorrow, and get it to QS1 which is the vendor for our tax notices they have our records and the software to make this run smoothly. They have told us that it would go out in a couple of weeks.

Motion made by Vice Chairman Talbert, seconded by Chairman Cooper. Councilman Campbell asked the Administrator what is going out to landowners and homeowners? Mr. Paradise stated that it's a postcard that the Chairman designed in reference to the LMO. Chairman Cooper stated that we could review it look at it, share it and agree on it collectively. Councilman Campbell stated that if it's coming from County, that is nice, But if it's coming from Council, we are going to have to review it. Councilman Campbell stated that the current letter that is on the website dated February 17th from County Council was not seen by him, unsure if it was seen by others, but if the County Councils name is on it, it needs to be reviewed by all. Councilman Campbell asks what is on the postcard? Chairman Cooper stated it's a postcard encouraging everyone to review the memo on the website as it relates to the LMO. Councilman Campbell stated that there is a timeline issue, in which we are out of sync, because we don't need to plan a certain number of public hearings, and then the public hearings end, and then the post card comes out. Chairman Cooper stated we would need to extend the period for people to sign up for those meetings, based on the time the document gets mailed out. Councilman Campbell stated that this influences a lot of things coming together. Councilwoman Ireland stated that we have just heard that the postcards might not go out on time, we are beholden to people in the past that are not up to the job. Paradise stated that they can be, but it's not tax season at this time, so they should go out. But if the postcard is changed, the price could change also. Councilman Campbell stated that when received the audit information, we understood that we under spent on the budget, we would be okay if we have to spend a little more for these postcards to be mailed. Councilwoman Ireland stated that there is a problem with people and a large part of our district who don't have the internet service, what avenue can we provide for those people who don't have internet or for older people who aren't utilizing the internet anyway, so that those demographics of not being left out. Chairman Cooper stated that the postcard also says that you can call the planning office for details as an option for those who do not have access to the internet. Paradise stated that a copy will be provided in our office for people to review the LMO. Chairman Cooper suggested that the postcard be amended to say that Council will collectively approve the verbiage on the postcard tomorrow and we get a new estimate and mail it out, and the dates for the public meeting can be adjusted accordingly as to when the notices go out. Council Clerk reviewed and spoke concerning the original motion. Chairman Cooper motioned to amend the postcard for all council to review it was seconded by Vice Chairman Talbert. Motion passed unanimously.

6. Consideration of Approval of Resolution Number 20-21-781 "A Resolution requesting the Planning Commission to the County Comprehensive Plan"
This resolution is a request for the Planning Commission to reexamine the sections of the Comprehensive Plan that were changed at third reading and approval of the current plan in June 2019. Specifically, The Estate Residential element and the

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Suburban Residential element. The Planning Commission is being asked to provide a recommendation concerning should these sections be changed to the original wording. (Exhibit VII)

Chairman Cooper spoke on the following:

In short, this resolution is to ask the planning commission to review the economic impact, both to Edgefield County and individual property owners of the changes which were made to the Comprehensive Plan in June of 2019. This resolution gives them the option to make a recommendation to reword these two sections, or to leave it as is. Again, we want them to review the economic impact and the individual property rights to both the county and individual property owners. This request is being made because constituents have asked for this change to be reviewed.

In more detail, I want to provide a little context to this change, due to the fact that there is some confusion over the real impact of this change. Three quick points –

First, both the original verbiage and the ultimate change was about averages of lot sizes over a very large geographical areas – dozens and dozens of square miles, actually. It is my belief, due to do the inability to connect to sewage over the majority of those territories, the lack of perk ability over large sections of those territories and the topography over large portions of those territories – the average lot sizes are actually going to be in the same category as the original wording; however the change clarified the desire to seek a diversity of housing, where utilities and topography made that a possibility.

History of expanding sewage into the Meriwether sections, and the anger expressed by constituents at what I refer to as the meeting of the 500 at Baptist Sweetwater Church in August of 2016. I did not serve on County Council at that time, but what I heard loud and clear at that meeting was the dissatisfaction of residents that we didn't have a plan in place to extend sewage in the Meriwether area in an effort to prevent the sale of Private Property to annexation of North Augusta, an issue which is a private property rights issue. Due to these constituent concerns, County Council went about the task of partnering with the Edgefield County Water and Sewer Authority of expanding sewage where possible, which accomplishes three important tasks: First, it enables Edgefield County to control our own development in these areas where sewage is expanded, thus where possible prevent further annexation of our County by North Augusta. Second, where sewage is expanded, it was better for the environment. Third, where sewage is expanded, it allows for a diversity of housing – to cater to a broader housing market – which was a part of our Strategic Plan, passed in 2018.

Third and finally, as the planning commission reviews the wording of both prior to the change and following the change, I wanted to let the constituents know that that both the Planning Commission and the County Council are listening to the desires of individual property owners for their properties and the districts they reside in. In addition, they are studying the principles of Randall Arendt – and I want to show two slides to describe the

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thought process behind clustering – which if you follow new media, many are referring to as density.

Motioned by Councilwoman Ireland, seconded by Chairman Cooper. Motion passes unanimously. Dean Campbell asks does the particular resolution, the way it's worded, doesn't specify the votes and the two changes of the wording. Does this resolution do what the petition is asking that the citizens have been circulating?

Attorney Marine stated that the resolution under state statute says the Comprehensive Plan can be reexamined, but it starts with the Planning Commission. It allows them to reexamine the Comprehensive plan, but it does not tell them what to do, but it allows them to review, and send information back to Council. Administrator Paradise stated that once it's returned to Council, then the comprehensive plan it can be amended and crafted. Whether it meets the petition or not, we would not know until it's returned from the Planning Commission, Council has then crafted the amendments of what they may want to do, and then it would get finalized. Dean Campbell asked from a timeline perspective, assuming that the resolution is passed tonight, would the Planning Commission take this up on the March meeting. Paradise stated that there would be a meeting the following Thursday of this meeting. Chairman Cooper stated that this document is revised every 5 years; it is completely done every decade. It is a living document, not a hard document. So this will be a change in the middle of an active five year cycle. Council Campbell stated that we would still have three readings before any decisions are made. Councilman Campbell stated that he would like to talk to the Planning Commission. He stated the he along with former council member Art Biggs asked for this 21 months ago and we voted against those changes in the comprehensive plan. Councilman Campbell is asking the Planning Commission to simply recommend to us what the comprehensive plan looked like after second reading in 2019. Councilwoman Ireland stated she concurred.

Councilwoman Kennion stated the following; This is from my heart, this is for all the animosity that I feel out there that has been thrown toward me, people don't even get to know you now. I just feel as though we are divided as a Country and now as a County. So I would like for you to listen to what I wrote today. I had recorded this in my truck heading home and many don't know that I work; I would like to say that I received exactly 15 phone calls today as I was telling my dad on the way up here. And I listened. Some of my constituents asked could you give me 3 minutes. I would tell them that I am giving a test, but it is fine. It is such an honor to be a Councilwoman for Edgefield County; it's a time of great change in our nation, our state, and in our county. Our decision will impact current and future generations. The LMO is at the forefront of our county business at this time. Many people are defensive of this LMO; some people call it zoning, changing the way they live and what they do on their property. I want to apologize to my constituents for voting on the change of the reading of the comprehensive plan that I sit up here and voted on. But still I get bashed everyday. I am a wife, a grandmother, and a daughter. But I take the beating everyday. We can't stop change, but I do agree with my constituents that we can slow it down and assure the change do not affect our freedom to do what we want to on our land. Especially if my Grand mama was living today, because I was born and raised 54 years in Trenton South Carolina on a farm, if my grandmother was living today what she would probably say that no man will tell

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her what she can do with her goats, chickens and hogs, we had to chase everyday ashamed because they up at Douglas Elementary where I stay and had to shoo them home before recess, so I understand. Yes, we do need to slow down on the moratorium. I think it's too long and drawn out. Over three hundred and plus pages my God it would take me probably two weeks or plus with just a little education to understand. I am being honest. I have heard from many of you both negative and positive comments about the propose zoning for our County I want to thank you all for sharing your opinion and I would like to hear from those of you who I have never heard from yet, growth is inevitable, but I think growth need to come but in a orderly way. Me personally, I did go ride Copperfield subdivision only because my husband is a superintendent, that they had laid the foundation, and my husband stated to me "Jackie if we had to stay out here they would hear us fuss every night. Those houses are on top of houses. I am just being honest; quarter acre lot is still too many houses. Yes, growth is coming but we still can take it slow and the way you all keep calling me it do not bother me, I have my personal phone, just please do not call me at school old school phone. Superintendent if you are out there listening, forgive me, I'm being honest. I ask myself what happened when these people move out of these quarter acre houses? Some might use the house as a first time buyer house. I don't see how they going to stay there, but in 15 or plus years, when they move out of their house what would happen? To me the houses are not built sturdy enough to stay there. That's just me. Nobody never asked me my opinion, but I get the heat again bashed down every day. I don't want to live that way. I like my little corner, I do. But still changes got to come. I still think we got to put a little zoning in place it, don't have to be a huge zoning, where we just cannot live in Edgefield. 54 years born and raised here, I probably graduate with some of you all, sisters or brothers but I love Edgefield County That's why I ran for County Council. I like listening, I like observing, you can still I repeat call me. Hear me out, don't bash me and I promise you I would not bash you. My father just turned 83 yesterday he's sitting in the back he raised us not to do that. Let's see if we can show just a little more love. I heard Dean Campbell's prayer, I really did tonight. Before we leave here today, Tiffany and I just a few minutes ago did not agree, but she reached out and grabbed my hand and she said I still love you. I smiled and said Tiffani, I love you too. We can make Edgefield County, we can try to maintain the uniqueness of our County as we grow. As a lifelong resident of Edgefield County, I am like you, I do not want sweeping changes, in our way of life, but do not worry because we are in this together, not on opposing sides. Please talk to me personally, instead of assuming what my views are. Thank you for working with us. This is a critical issue for our great county. Thank You.

Motion passed unanimously.

1. COMMENTS FROM PUBLIC

All additional comments

Edgefield County Code of Ordinances, Chapter 2, Section 2-52, Rule 23 governs public comments. Any citizens may sign up to speak at any regular meeting of the county council on matters pertaining to county services and operations, but not on personnel matters. Interested citizens may sign an agenda list maintained by the clerk to council prior to each regular meeting. Each citizen shall be eligible to speak for a maximum of 5 minutes. Additionally, the period for citizen comments shall be limited to a total of

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30 minutes. All citizens participating in the citizen comment period shall be subject to recognition by the presiding officer and shall address the presiding officer directly. The comment period should not be a debate period between council members and members of the public. Written comments may be submitted to the clerk to council at any time.

*****Note- All persons speaking in this section are part of the official minutes*****

Dedemona Pazdalski- We live at 166 Rolling Hills Drive, Trenton by off of Jacob McKie by the ponds, where it's peaceful and quiet, and I would like to keep it that way. You mentioned that this is to protect me from my neighbor. When we lived in Washington State we live next to a junkyard. The guy parked on our fence, he abused us. However, those things because legally remedy we did. But the rest of it, was his business. He can live however he chooses. Do I agree? No. But that's his right, so when you are speaking of the rights of Economic Development, you are also speaking of the rights of making movement within the county, I agree Ms. Kennion, slow it down. We need to look at this with a critical eye. We need to understand this impacts you. Mr. Talbert, you own two pieces of property in this County I believe correct? This will directly impact you, if the developers gets a say over your property. They will tell you that you got to clean that place up and have it looking just so at your expense. I don't know if you want that sir? Should you have a junkyard or whoever has one I'm not saying that yours is junk. I have an RV on mine, and it is staying gentlemen and ladies. I'm not moving my fifth wheel off my property every 45 days it's not going to happen. It is under a cover, it's neat, and it is a good place. I live off the Rd., you can't even see me. Many people in my neighborhood have RVs, cars, and boats. They have their items. I don't necessarily agree with seeing them, I would like to hide them behind their buildings, I like to see pretty places too, but again they pay their property taxes. Another question, why is it that people who are property owners getting a mailer? Aren't all voters involved in this process? Chairman Cooper stated that zoning impacts property. Pazdolski asks if you are a voter and a taxpayer within the county, changes will impact you. These high-density development will impact any taxpayer within the county. The changes on the Stephens Rd. where the development is going in, that's pretty good-sized one from what I can tell, it's going to impact me. Shouldn't tax payers have a say versus just property owners? This is important. Chairman Cooper stated that you do have a say, you have a right to vote but the zoning impacts property. She states that however it will go further than that, because of our quality of life. We've got pothole city, we've got trash lining 25 Martintown Rd. and all on the other side, there is garbage spread everywhere. This is part of development too, and change, which I do not agree with. You have transient traffic coming through. I was a police officer in North Charleston. After Hurricane Hugo hit, we had transient workers. Was it great for us? Yes it was. But they brought their own issues with them. I drove myself nuts working on a 10 hour shift, locking these fools up. Guess what? They brought their particular problems. You're bringing in an industry. Why not use the Edgefield County Industrial Park that has deserted on 25? Why is that sitting open for lease? Doesn't the Edgefield County Industrial Park belong to Edgefield County? Paradise states no and replied that the building is privately owned and stated that that's where Generac is going to be. She stated that now 25 is going to have to be built up further, because now at the lower end, it's going to be too tight. Also you folks said something about that easement thing he going off the highway. I live off 25, so how far back does it go? Chairman Cooper states that as it relates to the drafts on the easements, everything is on the table which means nothing has passed from either the planning commission or County Council. And the current draft would not pass the Planning Commission today, or the County Council today. A consultant recommended a thousand linear feet which is over three football fields and the steering committee cut it

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in half thankfully, but the whole thing is not that the current draft is draft and we're in the process that is going to get changed, so I don't know the answer where we're going to end up.

Lewis Pazdalski- I live at 166 Rolling Hills Dr. I think what Mona was trying to get at is that everyone here in this County that is a voter has the potential to be a property owner as well. And that those people should have the opportunity to address those things as well. I agree with Mona about the restrictiveness of the LMO, the fact that we have an RV on our property and they're could be restrictions on that and even if the people that don't that may have one, one day be able to vote on something like. Something about fences even though they may be only living in apartment today, what's their future going to entail? Where is it going to go? Where are we going to be? And that's about all I have to say. Thank you very much.

Katie Ard -Thank you for your time to listen to my voice. And my voice is my husband, my daughter, my neighbors and 80 of them called me today, so there's a pretty loud voice on Martintown Rd. going on down. We value what you are trying to do. We know this county is a gold mine of potential, but we don't want to lose the charm that brought us here, that are raising our children here. I have many concerns; the developers should have to pay to develop here, it shouldn't be on the taxpayers. I have seen too many places, Grovetown is the biggest one, traffic and everything else is there, I don't think incentives should be given to developers. If they want to develop here, they need to invest here. They need to help with our police, our schools, our sewer they need to invest, not be saying here, come here will give you something. Invest in the community. If you want to be part of it, by into it. The next part is I agree with the two gentlemen that spoke. There is good and bad and development, doing it slowly letting it be done properly is crucial for our future. It will stop the divisiveness because you are finally hearing us and we appreciate being heard, we have a lot of concerns that traffic, I live on Martintown Rd., there were two wreck near my driveway, one person almost died. That person was me. Martintown Rd. is overcrowded, 25 is overcrowded, even with the highway to nowhere that was built. You go on Sweetwater, the traffic is our concern, our schools are a concern, our police, if we're going to develop, it needs to be done with those in mind. And I heard that nobody's heard the school system saying anything. I promise I've heard it. I've been that parent and yes we were lucky enough for our daughter to be at Fox Creek with that Charter School which was created because Strom Thurmond was already overburdened. There at their reasons for things, the biggest thing I want to say is thank you for sharing us, please let's do this slowly. Rushing into any relationship is a recipe for disaster Thank you.

Tracy Walsh-Thank you for voting to return the comprehensive plan to the planning commission to change the language. That creates another problem in my mind and I think in the mind of citizens. You have two developers on that Planning Commission that have potential conflict of interest because they are going to be voting on that comprehensive plan that is going to affect their future developments. Now you can say, they'll recuse themselves on votes that will affect their developments. But for you to think that citizens believe that they're not going to have an influence on the vote with the other Commissioners is wrong. So I'm proposing I'm asking you all to remove those developers that would have a conflict of interest from the Planning Commission.

Charles Kemp- One you all have listened and I am so proud of you. I did not write it, but she wrote it, what she read that came from the heart and I am just proud of you, she had humility or she admitted she

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made a mistake, and I would like to say I saw the same thing with our chairman when I've met with him and ask him to reverse what was done to the comprehensive plan earlier and I'll have to say that he supported doing that. He showed a glimmer of that as well. I just want to say thank you for letting me talk tonight, I've only been involved in this for a little over two weeks, it's learning and I'll tell you, I'll say something tonight and when I talk someone else, they will have good points and I could change my mind about something. Just because we say it tonight, doesn't mean that I'll be down the hill for it, we need to be able to have even flow and learn from each other and do like Ms. Kennion did, listen. George Thornton nailed it. Edgefield downtown's dying, and he's exactly right. But building in certain parts of the county especially close to Aiken and Augusta, are residential houses that are packed in there, where do the people come when they come up Sweetwater Rd? They either turn right to go to Augusta or left to go to Edgefield. Thanks to Mr. Blackston for realizing that. I am just saying that I want us to regulate the growth. Jeff Hughes he's about my age, he spoke tonight, in favor of growth, Jeff and I have talked and disagreed on some things, he says that places are drying up here, and he is right. But we are going to experience growth, but we want to experience it the way we want to experience it. It's going to take some time to figure that out. That's about all I got to say tonight, but just thank you for your time and thank you for your understanding.

Diane Peterson- I am very much for green spaces and a rural atmosphere for development for Edgefield County. You presented this slide to show us I think that this more green space on the right?

Chairman Cooper explained, "Okay we're talking about 504 square miles of a county the last week went when I drove to process meat in Greenwood, I drove through many square miles most of that territory will never have opportunities like that, simply because sewage isn't an option. So that most of our County will have large lot developments. This is one example of an area it's not for the County. It's just an example. I think potentially, people haven't thought about that as an option for Market. Peterson stated that I can only comment from the slide, you mentioned that those were two identical areas and one was developed one and one developed another way. That's correct. The one on the right had more green space and required less as far as the sewer, the cost of laying the lines for sewer because it's the denser areas that it is more cost-effective for more Green Space both of those things are true it's more cost-effective than there is more green space. But as I look at that I think the green space is lovely. It really is. I don't want to live on that one the right. I lived like that a long time ago. I came here to not live like that, so even though the one that left may not be so cost-effective and there's no big open Green Space, if I were to live on the left I feel like I could breathe a little when I came in and out of my house. So I see the point you're making on the right, but I don't want to live like that and like the one on the right I don't know how long that green space would stay green I mean the pressure over say 30 years would be so great unless it's a conservation for example I would not trust that it wouldn't be developed, and I noticed some of the comprehensive plan they talk about green spaces, open spaces and always at the very end of the description is for future development purposes, for health, for nature, for whatever but always had it is for future development. And that's what I see on the right. It sounds good, but I don't think it really works. And if we were to develop the way we do on the right and then eventually, it's gets developed on the left and what we have is an Evans Georgia. Chairman Cooper stated that we're all in an educational process, and I think we're all learning as am I. And we are all trying to listen. This is called the conservation subdivision where land is put in a conservation easement and one of the things that may be in the process that we've been through, in our Retreat 2 years ago which is available on

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YouTube we had someone come speak to us about conservation easements and how they work, and how that land actually set aside for alternative uses indefinitely. People can disagree on whether that's a good thing from an economic standpoint but it is happening a lot. Peterson states that she is familiar with the conservation land, it's privately owned, it's permanent, and it is conserved. Thank you very much. Chairman Cooper stated that he thought that at future Planning Commission meetings I believe they're going to talk about it in more detail because they have had more experience with it.

Joe Watson- My name is Joe Watson and I live down on the lower end of the county. We have had Zoning for a long time. In fact a lot of people got really upset the last time we had it because they tried to hide what they were doing and didn't want to let us talk, didn't want to let us meet, came up with different ways you didn't get to talk, people lost their position as County Councilman because of it. You made people mad. The other thing is on the zoning, and you got zoning now, so why we got to worry about that 90 days when we've already got zoning taking care of your subdivisions until we get this straightened out? You should not have had to make your change to what was going on with the amendment. We had Martintown Rd. and Sweetwater Rd. was residential only, the people on those roads don't, I know Mr. Hughes said he'd like to have businesses down there so they'll be paying taxes for the rest of the County, when people could come spend their money for people that live down there, if he wants a business like that, let him build one on his place. We don't want that on Martintown Rd. We don't want Washington Rd. and Evans coming up Martintown Rd. We like Martintown Rd. and Sweetwater Rd. If you want to build your subdivision there, build them. I don't care. You can put them 2 inches apart, that don't bother me. The other thing is my neighbor, he owns his land, and I don't care what he does with it, but I shouldn't lose my rights if he has to know you don't Diesel and I don't care what he does with I should lose my rights if he has to sell his place. I shouldn't lose my rights so he can do better, that's my land. I don't want to live in a subdivision, I don't want to live in Evans. I've been there all my life, and I don't want somebody come telling me every 45 days I got to move my RV. I can't park a boat, I can't park 3 boats in my yard, I can't have horses, I got two tractors, I probably got five trailers on 15 Acres. Whatever the builders want to do, they want to make money. I understand that that's great. Don't leave those taxes for us to pay. Thank you.

X. EXECUTIVE SESSION

Executive Session to Discuss Personnel Matters

Motioned by Vice Chairman Talbert, seconded by Councilman Kennion to go into Executive Session. Motion passed unanimously. Motioned by Councilwoman Ireland, seconded by Chairman Cooper to return from Executive Session. Motion passed unanimously.

2. ADDITIONAL ITEMS TO REPORT BY THE COUNTY ADMINISTRATOR

- On March 9th DHEC will be hosting a drive thru COVID-19 Vaccine Clinic at the Palmetto Shooting Complex Pavilion. Those that meet the 1A requirements may participate.
- We have had one additional probable death this past month. We have had a total of 2800 cases in the county with 92 hospitalizations and 38 COVID related deaths over the past year with 160 current active cases.
- EMA is developing a list of homebound individuals meeting the 1A requirements that are interested in receiving the vaccination.

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- Will Williams of the Economic Development Partnership has been named one of North America's Top 50 Economic Developers for 2021.
- SC Revenue and Fiscal Affairs told us that the Census Bureau will have redistricting data to all states by September 30, 2021
- EMS recently had a cardiac arrest save and also identified another patient with blockage. Both patients are doing well.
- Two of our medics, Carl Culpepper and Jonathon Hutton, have completed their Paramedic Certification.
- EMS received 5 Apple Ipad's with accessories and 2-year warranty to utilize as the primary device for field documentation. This was a Grant in Aid from DHEC with a cost of \$2,616.
- Chairman Cooper, Sheriff Rowland, and I are schedule to tour the Orangeburg/Calhoun jail on March 9th. This is a multi-county detention center.
- Work continues on the budget

Councilman Campbell asked a question concerning redistricting. Campbell stated that Edgefield County signed up to get help from Revenue and Fiscal Affairs and that they are not going to have anything until September 1st, that is only when it gets to the State and every County in South Carolina, some cities, and the state and some Congressional lines are going to have to be done, by that organization. Paradise stated that he don't think that it is required that Revenue and Fiscal Affairs help them, but why they would not help, I don't know, but you could hire an attorney or private consultant to help you through the process. Paradise stated that this is why it was brought to Council, so that we could be the first in line. Councilman Campbell stated that there needs to be a strategy which entails maybe getting our Senator or House member a call and say that Edgefield needs to be the first in line. The reason I say this to Council is because we should be doing redistricting in April, because the Census is late. Campbell stated pushing it won't be September 1st for us, it we would be closer to December, it has to be done by March. In March everyone is running for office, and you have to know what district you're in. If you run for County Council, School Board, they have to know by March 1st, so that the Voter Registration Office can get everything done. Campbell stated this would be a fast track for us, and that if we are not in line to get help, he do not want to do it February 28th or at the deadline.

Mr. Paradise stated he did not realize this until the presentation from Fiscal Affairs. Paradise stated that Counties are to redistrict by statute, unsure about Municipalities, School Districts and others. Chairman Cooper stated that he spoke will Rep. Bill Hickson last week about this matter, and that he would make sure we get in front of the line. We will work on this as quickly as possible.

Councilwoman Kennion asked has anyone talked about our trash problem, it's getting out of hand. Mr. Paradise stated that the Litter Control Office has spoken with the Magistrates Office and the Parole Office. They are supposed to be getting some people who are sentenced to do pickups. Mr. Paradise stated nationally there is an increase in litter, because there are more people eating out, more people dining in their cars, consuming drinks in their cars, and they are throwing the trash out. There is a problem,

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which is not unique to Edgefield County. Paradise states that he anticipates that our Litter Control Officer will hopefully be starting soon.

3. **COMMENTS BY THE COUNTY COUNCIL CHAIR**

I am grateful for everybody that participates in the process, it's a good thing. I think that Council is very excited that we have slowed down the process as is the Planning Commission, by listening to the concerns that constituents have. We are glad for the feedback. These are exciting times in our County, in our State. I think change is not easy, but we will get through it in one peace. I would like to come alongside Dr. Kennion in her comments about Toning down the rhetoric and making it personal. Anytime change takes place, it's not easy. And there is always friction. The best ideas come through iron sharpening iron and sparks fly. We need to focus on the issues, and not make it personal. I commend you for making that comment. The Final thing, we met with the new President at Piedmont Tech today, Dr. Rivers, she is an exceptional lady. We spoke about a wide variety of things, but I told her two things that she should focus on for our community. One is Entrepreneurship and the other is Cybersecurity.

4. **ADJOURN**

Motioned by Vice Chairman Talbert, seconded by Councilwoman Kennion to adjourn.
Motion passed unanimously. Meeting adjourned at 10:28pm.

Edgefield County Council


H. Scott Cooper, Chair

ATTEST


Taz M. Potts, Clerk to Council